



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

8/22/2007

BOOTH, ERN, STRAUGHAN, & HIOTT, INC.
350 N. SINCLAIR AVE.
TAVARES, FL 32778-

Re: Project No. 2004070013, Application No. 962

Description: DOLLAR GENERAL @ S.R. 40 IN ASTOR
CONSTRUCTION OF TWO RETAIL STORES & ASSOCIATED PARKING

Dear BOOTH, ERN, STRAUGHAN, & HIOTT, INC.:

Your site plan application has been reviewed by the Development Review Staff. Review comments are attached. All comments must be satisfied by the applicant prior to receiving a staff approval or being placed on a Public Hearing agenda.

Please respond to comments in the following manner:

1. Submit fifteen (15) legible, signed and sealed sets of plans. (19 sets if within Clermont JPA)
 - Revised sheets shall have revision dates in the title block.
 - Plan revisions must be either circled or their location indicated in the written response letter.
2. Provide a written response to all comments.
3. All plans shall provide a space five (5) inches by six (6) inches on the front page of each set of submittals to be used for the County approval stamp.
4. Plan revisions submitted thirty (30) days after the DRS meeting will result in a \$100 Plan Revision fee.
5. When all requested information has been received, it will be circulated to the DRS staff for review.

The Development Review Staff will then review revised plans and responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan. This review will be completed within fifteen (15) days of receipt of all required information and you will be notified of the results of the review.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Rick Hartenstein, Senior Planner/Case Manager
Division of Planning and Community Design
(352) 343-9640 or (352) 343-9739

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District 3

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District 4

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District 5

PLANNING & COMMUNITY DESIGN

Rejection Comments

Item: SITE PLAN MEETING REQUIREMENTS OF LDR 14.09.00

Remarks:

First DRS Review 8/21/07 RH

On cover sheet, change the legal description to match the legal description as provided on the boundary and topographic survey performed by BESH dated 7/18/07.

On sheet 2 of 11, change the legal to match the legal as provided on the above referenced survey.

Please explain the differences between the gross sqft. of each proposed structure and total sqft. for each structure. (ie, Dollar Store 7,734 sqft. gross/9,100 sqft. total and Retail Building 3,381 sqft. total/3,600 sqft. gross). Define what the 1,366 sqft. and 291 sqft. is being used for.

Recheck impervious and pervious area as they do not match the statement at the bottom to the Site Data on page 2 of 11 (ISR/FAR), also recheck FAR calculations based on previous comments regarding the structure sqft.

Change FLUCS Vegetative Cover: 193 (Urban Land in Transition Without Positive Indicators of Intended Activity) to read 421(Xeric Oak).

On sheet 3 of 11, Hydrological Data, Impervious and Pervious Area do not match data provided on sheet 2 of 11. Show the correct impervious and pervious area data on both pages.

Parking requirements for the Dollar Store are:

1 space per 200 sqft. gross leasable ($7,734/200=39$)

Parking requirements for Retail Building are:

1 space per 200 sqft. gross leasable ($3,381/200=17$)

Total Required Parking is: 56 vehicle spaces of which 3 shall meet handicap requirements. Note, the number of required parking spaces is subject to change depending on the explanation for the additional sqft. in the comments above.

Item: THIS PROJECT IS CONSISTENT WITH THE FUTURE LAND USE ELEMENT AND ALL OTHER PROVISIONS OF THE COMPREHENSIVE PLAN

Remarks:

First DRS Review 8/21/07 RH

Per Comprehensive Plan Policy 1-2.7(2) and Land Development Regulation 6.04.03, a management plan and preservation area shall be submitted and approved by Lake County . Per LDR 6.04.04, all development proposals with FNAI S2 and S3 ranked Natural Upland Communities shall provide (Commercial) a minimum of 20% open space. The property has a FLUCS designation of Xeric Oak, a FNAI S2 ranked community requiring the open space or mitigation as set forth in 6.04.07 LDR.

Item: ENVIRONMENTAL ASSESSMENTS SUBMITTED NOT OLDER THEN SIX (6) MONTHS

Remarks:

First DRS Review 8/21/07 RH

Per Comprehensive Plan Policy 1-2.7(2) and Land Development Regulation 6.04.03, a management plan and preservation area shall be submitted and approved by Lake County . Per LDR 6.04.04, all development proposals with FNAI S2 and S3 ranked Natural Upland Communities shall provide (Commercial) a minimum of 20% open space. The property has a FLUCS designation of Xeric Oak, a FNAI S2 ranked community requiring the open space or mitigation as set forth in 6.04.07 LDR. The environmental assessment submitted with the project application dated May 2007 identifies one species of special concern (Gopher Tortoise) utilizing the site and suggest that the property has the potential for providing habitat for two "Threatened" species, the Florida Scrub Jay and the Sand Skink. The assessment further recommends that a 100% Gopher Tortoise survey be conducted of the property and that appropriate permits from the FFWCC be issued prior to any development approvals. The assessment further recommends that a formal Florida Scrub Jay survey and a Sand Skink survey be conducted prior to the issuance of any development approvals. These surveys will be required in order to confirm the absence of these species from the property. Surveys shall be conducted following the FFWCC and USFWS guidelines and criteria. No development orders will be approved until the absence of these species has been confirmed.

Informational Comments

Item:

Remarks:

Review Status: REJECT

PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041

Rejection Comments

Item: DRIVEWAY PERMIT (STATE AND/OR COUNTY)

Remarks: County and FDOT driveway permits are required before the final approval.

Item: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT

Remarks: St. Johns River Water Management District Permit is required before the final approval. (Before Site Plan Approval)

Informational Comments

Item: OFF-SITE ROAD IMPROVEMENTS

Remarks: Any offsite improvement for SR 40 to be determined by FDOT driveway permit.

Item: RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST

Remarks: Site fronts on Alco Rd (#9588) w/84' total recorded R/W, no R/W requested.

Also fronts on SR 40, no R/W requested.

Review Status: REJECT

FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: COMPLETE

HEALTH DEPT. - MARCELO BLANCO (352) 253-6130

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: COMPLETE

ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776

Rejection Comments

Item: WATER RESOURCE MANAGEMENT IS REQUESTING ADDITIONAL INFORMATION FOR THE FOLLOWING ITEMS:

Remarks: 08/21/2007 SC

Per Comprehensive Plan Policy 1-2.7(2) and Land Development Regulation 6.04.03, a management plan and preservation area shall be submitted and approved by Lake County . Per LDR 6.04.04, all development proposals with FNAI S2 and S3 ranked Natural Upland Communities shall provide a minimum of 20% open space (for commercial zoning district). The property has a FLUCS designation of Xeric Oak, a FNAI S2 ranked community requiring the open space or mitigation as set forth in 6.04.07 LDR. The environmental assessment submitted with the project application dated May 2007 identifies one species of special concern (Gopher Tortoise) utilizing the site and suggest that the property has the potential for providing habitat for two "Threatened" species, the Florida Scrub Jay and the Sand Skink. The assessment further recommends that a 100% Gopher Tortoise survey be conducted of the property and that appropriate permits from the FFWCC be issued prior to any development approvals. The assessment further recommends that a formal Florida Scrub Jay survey and a Sand Skink survey be conducted prior to the issuance of any development approvals. These surveys will be required in order to confirm the absence of these species from the property. Surveys shall be conducted following the FFWCC and USFWS guidelines and criteria. No development orders will be approved until the absence of these species has been confirmed.

Informational Comments

Item:

Remarks:

Review Status: REJECT

PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: COMPLETE

CONCURRENCY - DEVELOPMENT REVIEW

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: COMPLETE

Cc: Brian Sheahan, Planning Director
Alfredo Massa, Chief Planner
File